

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
WEDNESDAY, APRIL 18, 1984

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. on Wednesday, April 18, 1984 in the City Hall Council Chambers.

ROLL CALL Present: Council Members - Hinchman, Olson, Pinkerton, Reid & Snider (Mayor)

Absent: Council Members - None

Also Present: City Manager Graves, Assistant City Manager Glenn, Community Development Director Schroeder, Public Works Director Ronsko, and City Attorney Stein

INVOCATION The invocation was given by Reverend David Hill, Grace Presbyterian Church

PLEDGE The Pledge of Allegiance was led by Mayor Snider

PRESENTATIONS A presentation was made by David Vaccarezza of the Sanitary City Disposal Company declaring May 7 - 12, 1984 as "Clean Up Week" in the City of Lodi.

CONSENT CALENDAR

REPORTS OF THE
CITY MANAGER

In accordance with report and recommendation of the City Manager, Council, on motion of Council Member Olson, Reid second, approved the following actions hereinafter set forth.

CLAIMS

CLAIMS WERE APPROVED IN THE AMOUNT OF \$1,343,012.09

SPECIFICATIONS
APPROVED FOR
PURCHASE OF 576
WATTHOUR METERS
AND PADMOUNT
TRANSFORMERS

COUNCIL APPROVED THE SPECIFICATIONS FOR THE PURCHASE OF 576 WATTHOUR METERS AND THE PURCHASE OF ONE 1,000 KVA, ONE 75 KVA, ONE 300 KVA, ONE 225 KVA, AND ONE 112.5 KVA THREE-PHASE PADMOUNT TRANSFORMERS AND AUTHORIZED THE ADVERTISING FOR BIDS THEREON

SUBDIVISION
AGREEMENTS AND
MAPS FOR LODI
PARK WEST,
UNITS 2 AND 3
APPROVED

COUNCIL APPROVED THE FINAL MAPS FOR LODI PARK WEST, UNITS NO. 2 AND 3, TRACT NOS. 1887 AND 1902, AND DIRECTED THE CITY MANAGER AND CITY CLERK TO EXECUTE THE SUBDIVISION AGREEMENT ON BEHALF OF THE CITY.

Council was informed that these subdivision are located west of Lodi Park West, Unit No. 1 and contain a total of 85 single-family lots.

SUBDIVISION
AGREEMENT AND
MAPS FOR
LAKESHORE
VILLAGE NO. 7
APPROVED

COUNCIL APPROVED THE FINAL MAP FOR LAKESHORE VILLAGE UNIT NO. 7, TRACT NO. 1906 AND AUTHORIZED THE CITY MANAGER AND CITY CLERK TO EXECUTE THE SUBDIVISION AGREEMENT ON BEHALF OF THE CITY.

Council was apprised that the Grupe Communities, Inc., is resubdividing the Lakeridge condominium area into a 34-lot single-family development. The subdivision will contain approximately 13 acres and is located on the east side of Lakeshore Drive, south of Kettleman Lane in an area zoned PD-21.

ACCEPTANCE OF
STOCKTON STREET
WATERMAIN

COUNCIL ACCEPTED THE IMPROVEMENTS IN "STOCKTON STREET WATERMAIN, KETTLEMAN LANE TO TOKAY STREET; AND DIRECTED THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION WITH THE COUNTY RECORDER'S OFFICE.

The contract was awarded to Joe Suter Construction Co., Inc. of Truckee on December 21, 1983, in the amount of \$194,458.60. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

The contract completion date was May 1, 1984, and the actual completion date is April 6, 1984. The final contract price was \$212,061.12. The difference between the contract amount and the final contract price is due primarily to changing from asbestos cement pipe to ductile iron pipe (\$16,627.06). Other minor changes had to be made because of field conditions.

CC 142
HUTCHINS STREET
SQUARE UTILITY
UNDERGROUNDING
ACCEPTED

COUNCIL ACCEPTED THE IMPROVEMENTS IN HUTCHINS STREET SQUARE UTILITY UNDERGROUNDING AND DIRECTED THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION THEREON.

Council was apprised that the contract was awarded to Deats Inc. of Stockton on November 16, 1983, in the amount of \$18,358.35. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

The contract completion date was January 30, 1984, and the actual completion date is March 30, 1984. The final contract price was \$19,299.15. The difference between the contract amount and the final contract price is due to an additional length of conduit that had to be installed for the telephone company.

*CC 46a
CC 300*
RESOLUTION OF
INTENTION TO
ABANDON THE
ALLEY NORTH
OF LOUIE AVE.
BETWEEN CALIF.
STREET AND
LINCOLN AVE.

COUNCIL ADOPTED RESOLUTION NO. 84-045 - A RESOLUTION OF INTENTION TO ABANDON THE ALLEY NORTH OF LOUIE AVENUE BETWEEN CALIFORNIA STREET AND LINCOLN AVENUE; REFERRED THE MATTER TO THE PLANNING COMMISSION, AND SET THE MATTER FOR PUBLIC HEARING ON MAY 16, 1984.

RES. 84-045

Council was informed that Steve Zimbelman, owner of the property at 435 Louie Ave., has requested the abandonment. The alley, as shown, has never been opened to vehicular traffic and no garages abut the 20-foot strip of land. The abandoned alley will be retained as a public utility easement to provide for existing utilities.

*CC 45a
CC 48a
CC 300*
W. TURNER ROAD
SAFETY IMPROVE-
MENTS
RES. NO. 84-046

Council was informed that the Engineering Division has been with officials from the Lodi Unified School District; members of the Transportation Committee of the Chamber of Commerce; and staff from the San Joaquin County Traffic Department in an effort to reduce traffic hazards to motorists and school children in the vicinity of Woodbridge School. Some of the action taken to date has been:

1. Increase radar enforcement by the Lodi Police Dept. of the 35 mph speed limit on Lower Sacramento Road north of Turner Road;
2. The removal of scrub trees and the trimming of other trees to increase visibility at the school crossing on Lower Sacramento Road, approximately 1200 feet north of Turner Road.
3. Cleaning of the asphalt path on the east side of the road leading to the crossing.
4. Informing parents not to pick up their children at this crossing but to use a safer location on Academy Street.

5. Development of suggested route to school maps by the County and City for distribution to parents of students.

To further increase safety in the area, the Engineering Division recommends the following action for Council approval:

1. MULTIWAY STOP SIGNS AT TURNER ROAD AND LOWER SACRAMENTO ROAD

Turner Road and Lower Sacramento Road is a 3-leg intersection with southbound traffic on Lower Sacramento Road being required to stop for Turner Road traffic. The speed limit on both streets is 35 mph. A school crossing is located on the east leg of the intersection and is shown on the suggested route to school map as a crossing to be used by students on their way to and from school.

There has been one accident at the intersection during the past year which might have been prevented by multiway stop signs. Approximately 12,400 vehicles enter the intersection daily with 8,590 entering from Turner Road and 3,450 from Lower Sacramento Road. The intersection warrants the installation of multiway stop signs based on minimum traffic volume conditions. Minimum traffic volumes:

- a. The total vehicular volume entering the intersection from all approaches must average at least 500 vehicles per hour for any 8 hours of an average day, and
- b. The combined vehicular and pedestrian volume from the minor street or highway must average at least 200 units per hour for the same 8 hours, with an average delay to minor street vehicular traffic of at least 30 seconds per vehicle during the maximum hour.

Actual traffic volumes entering the intersection from all approaches averages 920 vehicles per hour for the 8-hour period from 8:00 a.m. to 9:00 a.m. and 11:00 a.m. to 6:00 p.m. During the same 8 hours, an average of 270 vehicles per hour enter the intersection from the minor street (Lower Sacramento Road), and the average delay to minor street traffic during the peak hour (2:00 p.m. - 3:00 p.m.) is 42.25 seconds per vehicle.

2. NO PARKING ZONES

In conjunction with the stop sign installation, left turn pockets can be provided for east and westbound traffic on Turner Road to help relieve traffic congestion at the intersection. Prohibiting parking, as shown, will allow more turning room for trucks entering and exiting the General Mills driveway and improve visibility at the school crossing. The red zones are adjacent to General Mills property and we have contacted Tony Corporato, Safety Director, who favors the proposal.

3. PEDESTRIAN CROSSWALK AT TURNER ROAD & LOMA DRIVE

At the present time there is an existing crosswalk on the west side of Loma Drive across Turner Road. The problem with this location is that there is no sidewalk along the west side of Loma Drive between Turner Road and the R.R. tracks to the south, or along the south side of Turner Road immediately west of Loma Drive.

The proposed crosswalk would be included in the suggested route to school crossing for students attending Woodbridge School and residing south of Turner Road and east of Loma Drive.

COUNCIL ADOPTED RESOLUTION NO. 84-045 APPROVING THE ESTABLISHING OF THE FOLLOWING:

1. Stop signs on Turner Road at Lower Sacramento Road (north) thereby establishing the intersection as a multiway stop.
2. "No Parking Zones" on the south side of Turner Road 55 feet east and 75 feet west of Lower Sacramento Road as shown on the sketch.
3. A pedestrian crosswalk across Turner Road on the east side of Loma Drive.

PUBLIC HEARINGS There were no Public Hearings scheduled for this meeting.

0356 PLANNING
COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of April 9, 1984:

The Planning Commission -

ITEMS SET
FOR PUBLIC
HEARING

1. Recommended approval of General Plan - Land Use Element Amendment No. GPA-LU-84-2 which consists of the following:
 - a) Section 1. The redesignation of a portion of the parcel at the southeast corner of West Turner Road and Lower Sacramento Road from Commercial to Medium Density Residential:
 - b) Section 2. The redesignation of 800 South Beckman Road and 901 through 1123 East Vine Street from Light to Medium Industrial; and
 - c) Section 3. The redesignation of the parcel at 1115 South Fairmont Avenue from Medium Density Residential to Office-Institutional.
2. Recommended the approval of the request of Dennis Bennett on behalf of Joyce Houston and W. C. Collins to amend P-D(1), Planned Development District No. 1 by reducing the size of a 5.6 acre shopping center to provide 3.1 acres of commercial and 2.5 acres for multiple-family residents at 20 units per acre at the southeast corner of West Turner Road and Lower Sacramento Road (i.e. 2430 West Turner Road), and further recommend that the filing of a Negative Declaration by the Community Development Director was adequate environmental documentation on this project.
3. Recommended the approval of the request of Ferdun and Woods to rezone 800 South Beckman Road and 901 through 1123 East Vine Street from C-M, Commercial-Light Industrial to M-1, Light Industrial, and further recommended that the filing of a Negative Declaration by the Community Development Director was adequate environmental documentation on this project.
4. Recommended approval of the request of Lodi Memorial Hospital on behalf of Daryl Geweke to rezone the parcel at 1115 South Fairmont Avenue from R-GA, Garden Apartment Residential, to R-C-P, Residential-Commercial-Professional.

On motion of Council Member Reid, Hinchman second, the heretofore matters were set for Public Hearing on Wednesday, May 2, 1984 at 8:00 a.m.

ITEMS OF
INTEREST

City Manager Graves further reported that the Planning Commission at the April 9, 1984 meeting

1. Conditionally approved the request of Dennis Bennett on behalf of Joyce Houston and W. C. Collins for a Tentative Parcel map to divide a 5.6 acre parcel into two parts: Parcel "A" to contain 2.5 acres and Parcel "B" to contain 3.1 acres at the southeast corner of West Turner Road and Lower Sacramento Road (e.c. 2430 West Turner Road) in an area zoned P-D (1), Planned Development District No. 1.

2. Conditionally approved the request of Charles Wentland on behalf of Consolidated Investors for a Tentative Subdivision Map for the Ham Lane Professional Center, a one-lot, 8 unit office condominium project to be located at the northwest corner of West Tokay Street and South Ham Lane in an area zoned R-C-P, Residential-Commercial-Professional and certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the project.

3. Conditionally approved the request of Victor F. Brewer on behalf of Lodi Community Hospital to allow a second temporary mobile office unit to be used as an interim conference room at 800 South Lower Sacramento Road in an area zoned R-C-P, Residential-Commercial-Professional.

COMMUNICATIONS

CITY CLERK

No items of communications were received for presentation to the City Council at this meeting.

COMMENTS BY
CITY COUNCIL
MEMBERS

It was moved by Council Member Reid and seconded by Council Member Hinchman that the City Clerk advertise a vacancy on the Recreation Commission and contact the school district for recommendation.

COMMENTS BY THE
PUBLIC ON NON
AGENDA ITEMS

There were no persons in the audience wishing to speak under this segment of the agenda.

REPORTS OF THE
CITY MANAGER

REGULAR CALENDAR

City Manager Graves apprised the Council that the following bids had been received for the Hutchins Street Square Landscape Improvements, Phase I:

Robert Quatman, Inc.	\$269,742.98
Claude C. Wood Co.	\$303,231.50
Teichert Construction	\$329,028.50

AWARD - HUTCHINS
STREET SQUARE
LANDSCAPE
DEVELOPMENT
PHASE I

RES. NO. 84-047

Following discussion, with questions being directed to Staff, Council, on motion of Council Member Pinkerton, Hinchman second, adopted Resolution awarding the contract for Hutchins Street Square Landscape Development, Phase I, to Robert Quatman, Inc., of Hayward, the low bidder in the amount of \$269,742.98, and directed the Public Works Director to issue necessary change orders and modifications to reduce costs.

Continued April 18, 1984

SALE OF HARNEY
LANE LANDFILL
PROPERTY

cc 274

Following introduction of the matter by City Manager Graves, Public Works Director Jack Ronsko apprised the Council that the City of Lodi presently owns the Sanitary Landfill property (100 acres ±) on Harney Lane which is being operated by the San Joaquin County Public Works Department.

The County is operating the Landfill under a lease agreement dated January 1975 which will automatically terminate at such time as the existing site is no longer used as a landfill. At that time the City and the County will be covered under a subsequent supplemental agreement dated March 19, 1980, under which the County will be responsible for the Landfill closure in conformance with their plan and that the County will provide the required monitoring and maintenance of the Landfill for a 10-year period after closure. This agreement also states that the County and the City will have joint responsibilities as it relates to groundwater contamination.

The City of Lodi recently received a letter from Supervisor George Barber requesting that the City of Lodi consider selling a 1.8 acre strip of land along the westerly property line of the Harney Lane Landfill property. However, the actual amount they desired is 2.5 acres which includes the 25-foot PUE easement under the PG&E powerline. The purpose of the request is to provide additional land to the San Joaquin County Housing Authority for the proposed improvement of the Harney Lane Farm Labor Facility. A copy of their preliminary site plan was presented.

The acreage being requested has not been used for the sanitary fill operation.

Prior to the County taking over the operation of the Harney Lane site in 1975, they operated a County Landfill adjacent to the City's property. The County Landfill is directly south of the Labor Facility and west of the site. The County will have the long-term responsibility of maintaining and monitoring their closed landfill. Therefore, there would be two public agencies maintaining and monitoring two adjacent landfills. The County has the trained staff to accomplish this, the City does not.

After reviewing the total site in the field with the City Council, and considering the limited use of the property, the long-term maintenance and monitoring requirements, and the ongoing liability of groundwater quality and methane production, it appears to be in the City's overall best interest to transfer ownership of total site to the County. In addition, the State Solid Waste Management Board is continually upgrading their standards as they relate to Sanitary Landfill closures, maintenance, monitoring and land owner responsibilities. Therefore, the City's long-term liabilities will only be increasing with time.

Following discussion with questions being directed to Staff, Council, on motion of Council Member Olson, Hinchman second, adopted Resolution No. 84-048 authorizing Staff to negotiate the transfer of the Harney Landfill to San Joaquin County.

AWARD - ASPHALT
MATERIAL FOR
4TH QUARTER OF
F.Y. 83-84

RES. NO. 84-049

cc 274
cc 300

City Manager Graves presented the following bids which had been received for Asphalt Material for the 4th quarter of Fiscal Year 1983-84:

		A	B	C
Claude C. Wood	I	22.26	25.10	27.08
	II	22.00	25.33	26.82
Granite Construc.	I	22.26	25.23	26.45
	II	21.73	24.70	25.92

On motion of Council Member Reid, Hinchman second, Council adopted Resolution No. 84-049 awarding the contract for Asphalt Materials for the fourth quarter of fiscal year 1983-84 as follows:

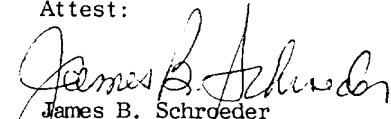
Claude C. Wood Item No. 1A
 Item No. 2A

Granite Construc. Item No. 1B & C
 Item No. 2B & C

ADJOURNMENT

There being no further business to come before the Council Mayor Snider adjourned the meeting at approximately 8:40 p.m.

Attest:


James B. Schroeder
Community Development Director
Deputy City Clerk